

FOR SALE OR LEASE 534,000 SF







2Q 2021 DELIVERY



PROPERTY HIGHLIGHTS

Building Size: 534,065 SF

Site Area: 40.7 Acres

Clear Height: 36'

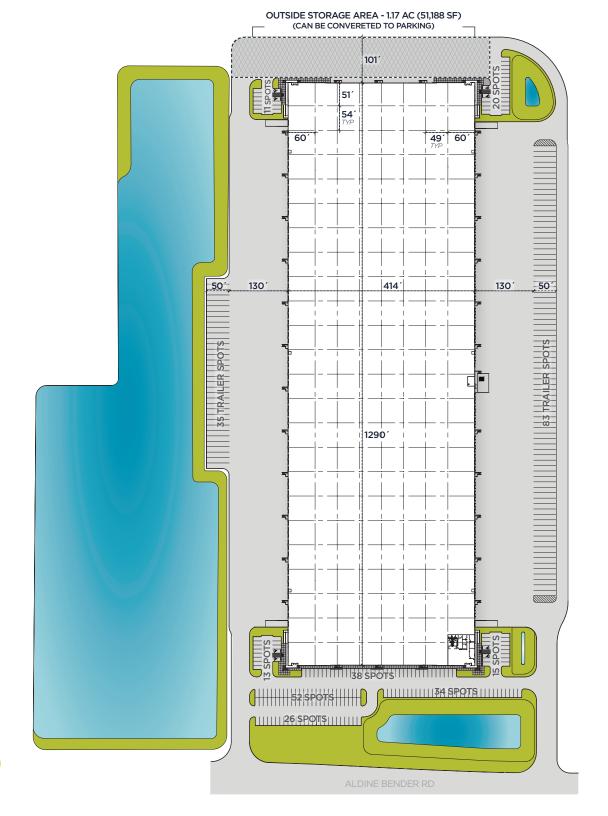
Loading: Cross Dock

Spec Office: 4,049 SF

Sprinklers: ESFR

Dock Doors:	(133) 9' x 10' Dock High Doors
Ramps:	(4) 12' x 14' Dock Doors with Ramp
Auto Parking:	209 (Up to 301)
Trailer Parking:	118 (Up to 172)
Truck Court:	130′-180′
Outside Storage:	1.17 AC (May be Converted to Additional Auto or Trailer Parking)
Power:	4,000 AMPS
Building Depth:	414*
Dock Levelers:	(6) Mechanical Dock Levelers





SITE PLAN **534,000 SF**

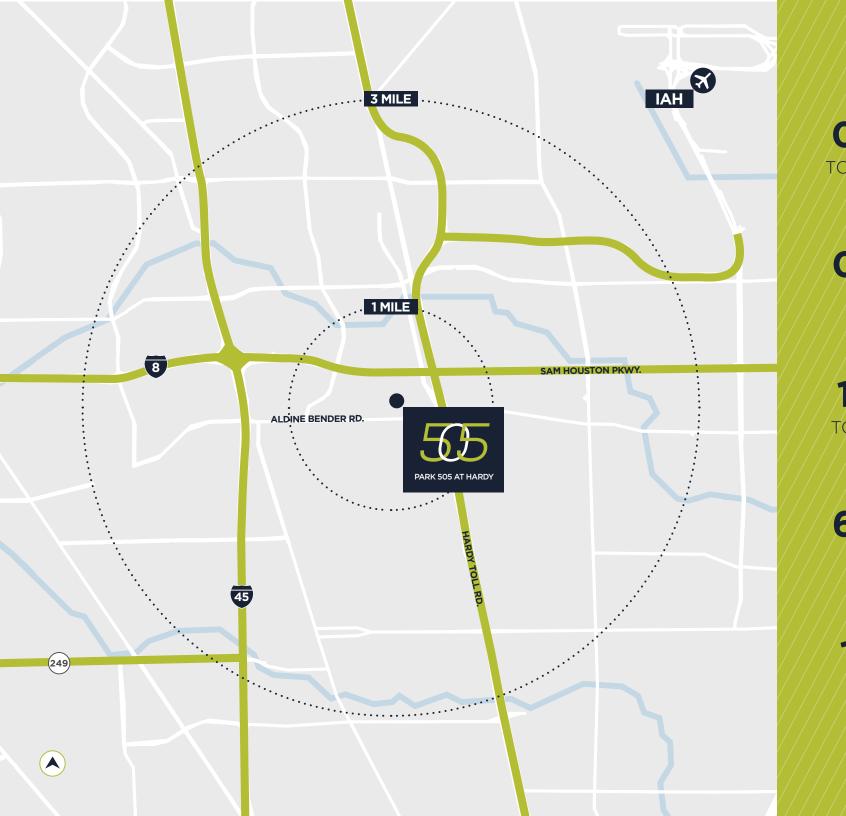




PRIME LOCATION NORTH HOUSTON

Conveniently located in North Houston just south of Beltway 8 in between I-45 and the Hardy Toll Rd. The site provides easy access to major thoroughfares allowing for quick access to IAH.





O.5 MILES
TO HARDY TOLL RD

O.7 MILES
TO BELTWAY 8

1.3 MILES
TO INTERSTATE 45

6.5 MILES

14 MILES
TO CITY CBD

CONTACTION

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